



Community Conversation on the Jamestown Road Neighborhood Focus Area

Agenda November 4, 2004

- 6:30 p.m.* Call to Order and Welcome – Planning Commission Chairman
Jesse Young
- 6:35 p.m.* Presentation - Planning Director Reed Nester
- 6:45 p.m.* Group discussion of Housing Issues, facilitated by
Commissioner Elaine McBeth
- 7:15 p.m.* Group discussion of College Issues, facilitated by
Commissioner Marc Rose
- 7:45 p.m.* Group discussion of Infrastructure Issues, facilitated by
Commissioner Audrey Smith
- 8:15 p.m.* Group discussion – your vision for the future of the Jamestown
Road Neighborhood Focus Area – facilitated by Planning
Commission Chairman Jesse Young
- 8:30 p.m.* Adjourn

Planning Commission Members

Jesse Young, Chairman
Douglas Pons, 1st Vice Chairman
Joe Hertzler, 2nd Vice Chairman
Charles Friend
Elaine McBeth
Marc Rose
Audrey B. Smith

Staff

Reed Nester, Planning Director
Carolyn Murphy, Zoning Administrator
John Catlett, Codes Compliance Administrator
Jodi Miller, Assistant City Manager
Dee Scott, Planning Department Secretary

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COMPREHENSIVE PLAN UPDATE JAMESTOWN ROAD NEIGHBORHOOD FOCUS AREA TALKING POINTS

Attached are several pages of facts and issues for the Jamestown Road Neighborhood Focus Area. These are suggested as a starting point for our Community Conversation on this area of the City, but the discussion is not limited to only these issues.

DISCUSSION TOPICS (More details on the back)

Housing Issues

- o How should we address the pressures on residential areas adjacent to the College?
- o Are the current Bed & Breakfast regulations doing an acceptable job in regulating these uses in the Jamestown Road Focus Area?

College Issues

- o One of the Comprehensive Plan's objectives is to cooperate with the College of William & Mary to ensure that the improvement and expansion of facilities both on and near campus respects the character of the community and of the College. What needs to be done in this regard for the Jamestown Road area?

Infrastructure Issues

- o The Jamestown Road Area Parking and Traffic Study has recently been completed, identifying projects such as reconfiguration of the Campus Drive intersection, additional crosswalks and sidewalks, and traffic calming measures for the Newport Avenue/Griffin Avenue area. A conceptual plan for a roundabout on Jamestown Road at College Corner was also presented for future consideration. Are there other highway, pedestrian and bicycle improvements that should be given a high priority?

VISION FOR THE FUTURE

With the overall goals of the Comprehensive Plan update in mind, what is your vision for the future of the Jamestown Road Neighborhood Focus Area?

MORE DETAILS ON THE MAJOR ISSUES

HOUSING ISSUES

- Concerns have been expressed about pressures on downtown residential areas adjacent to the College of William & Mary.
 - **How should the Plan address these concerns?**
 - **Is the three unrelated person limit for dwelling units a valid restriction?**
- Bed & breakfasts are allowed along certain major corridors, with limitations on their total numbers, and no more than four rooms allowed per B&B. 15 B&Bs are allowed on Jamestown Road, 11 are currently approved, and an additional 4 are allowed.
 - **Are the current Bed & Breakfast regulations doing an acceptable job in regulating the location of these uses in residential areas?**
 - **Should the quota allowing no more than 15 Bed & Breakfasts on Jamestown Road be reconsidered?**
 - **Should the limitation of renting no more than four bedrooms be reconsidered?**

COLLEGE ISSUES

- One of the Comprehensive Plan's objectives is to cooperate with the College of William & Mary to ensure that the improvement and expansion of facilities both on and near campus respects the character of the community and of the College.
 - **What needs to be done in this regard for the Jamestown Road area?**
- Major College projects that will impact the Jamestown Road Corridor are the new Parking Garage on Campus Drive (scheduled to begin construction in January 2005 and finish in February 2006), the Barksdale Dormitories (scheduled to begin construction in February 2005 and finish in July 2006), the renovation of the Lake Matoaka Amphitheater (scheduled to begin construction in November 2005 and finish in March 2007), and the new Business School at the corner of Jamestown Road and Campus Drive (no construction schedule established).
 - **What needs to be considered as these projects move forward?**

INFRASTRUCTURE ISSUES

- The Jamestown Road Area Parking and Traffic Study identifies many improvements needed for highway, pedestrian and bicycle facilities, and many of these improvements have been made.
 - **Are there other improvements to highway, pedestrian and bicycle facilities that should be given a high priority?**
- A conceptual plan for a roundabout on Jamestown Road at College Corner has been presented for further consideration.
 - **Is this a good idea?**
- The Jamestown Road Area Parking and Traffic Study identifies improvements that need to be made by the College of William & Mary, such as the reconfiguration of the Jamestown Road/Campus Drive intersection.
 - **Are there any other improvements that are needed to the College infrastructure that will impact the Jamestown Road Neighborhood Focus Area?**



COMPREHENSIVE PLAN FACT SHEET

2000 Census information for Williamsburg

- 11,998 population
- Owner-occupied housing units – 1,602 (44.3%)
- Renter-occupied housing units – 2,017 (55.7%)
- Rental units occupied by persons 15-24 years of age – 501 units (24.8% of total occupied rental units)
- Population in college dormitories – 4,354 persons
- Population 18-24 years old – 5,524 persons (46% of total population)
- Population 65 years old and over – 1,404 persons (11.7%)
- Average household size – 2.07 persons

2000 Census Comparisons

	<u>Williamsburg</u>	<u>James City Co.</u>	<u>York Co.</u>
1990 Population	11,600	34,779	42,434
2000 Population	11,998	48,102	56,297
Pop. Growth Rate (1990-2000)	3.4%	38.3%	32.7%
Population 18-24	46%	6.4%	6.6%
Population 65 and over	11.7%	16.8%	12.4%
Median Family Income	\$52,358	\$66,171	\$64,892
Median Age	22.6	40.8	36.5
Renter-occupied housing units	55.7%	23.0%	24.2%
Average Household Size	2.07	2.47	2.78

Land Use Summary for the Jamestown Road Neighborhood Focus Area

Dwelling Units (402 total – additional details on the back)

- 217 single family dwellings units (includes 10 B&Bs)
- 24 duplex dwelling units
- 43 multifamily dwelling units
- 118 multifamily dwelling units in Ludwell (W&M)

Dwelling Unit Occupancy (additional details on the next sheet)

- 186 Owner-occupied dwelling units
- 216 Renter-occupied dwelling units

Bed & Breakfast (Room Rentals to Visitors) – 15 allowed on Jamestown Road

- 11 Bed & Breakfast establishments

Non-Residential Buildings

- 5 Church or Synagogue buildings
- 10 College buildings

Residential Land Use Summary - Jamestown Road Neighborhood Focus Area

Dwelling Units

402 Total Dwelling Units

217	Single family dwellings units	53.9%
24	Duplex dwelling units (12 buildings)	6.0%
43	Multifamily dwelling units (8 buildings)	10.7%
118	Multifamily dwelling units in Ludwell (7 bldgs., W&M)	29.4%

Single Family Dwelling Units

217 Total Single Family Dwelling Units

178	Owner-occupied Single Family Dwelling Units	82.0%
39	Renter-occupied Single Family Dwelling Units	18.0%

Duplex Dwelling Units

24 Total Duplex Dwelling Units (12 buildings)

7	Owner-occupied Duplex Dwelling Units	29.2%
17	Renter-occupied Duplex Dwelling Units	70.8%

Multifamily Dwelling Units

161 Total Multifamily Dwelling Units (15 buildings)

1	Owner-occupied Multifamily Dwelling Units	0.6%
42	Renter-occupied Multifamily Dwelling Units (8 buildings)	26.1%
118	Renter-occupied Multifamily Dwelling Units in Ludwell (7 bldgs.-W&M)	73.3%

All Dwelling Units (402 total)

% of Total Units

178	Single family owner-occupied dwelling units	44.3%
39	Single family renter-occupied dwelling units	9.7%
7	Duplex owner-occupied dwelling units	1.7%
17	Duplex renter-occupied dwelling units	4.2%
1	Multifamily owner-occupied dwelling units	0.3%
42	Multifamily renter-occupied dwelling units	10.4%
118	Multifamily renter-occupied dwelling units (Ludwell Apts., W&M)	29.4%
186	Total Owner-occupied dwelling units w/ Ludwell Apts.	46.3% (186/402)
216	Total Renter-occupied dwelling units w/ Ludwell Apts.	53.7% (216/402)

186	Total Owner-occupied dwelling units w/out Ludwell Apts.	65.5% (186/284)
98	Total Renter-occupied dwelling units w/out Ludwell Apts.	34.5% (98/284)

BY NEIGHBORHOOD

Burns Lane Area (Burns, Powell, Goodwin)

49	Owner-occupied dwelling units [49 single family owner - 92.5% of sf total]	92.5%
4	Renter-occupied dwelling units [4 single family renter - 7.5% of sf total]	7.5%

Indian Springs

56	Owner-occupied dwelling units [53 single family owner - 86.9% of sf total]	69.1%
25	Renter-occupied dwelling units [8 single family renter - 13.1% of sf total]	30.9%

Jamestown Road

19	Owner-occupied dwelling units [18 single family owner - 66.7% of sf total]	55.9%
15	Renter-occupied dwelling units [9 single family renter - 33.3% of sf total]	44.1%

Griffin Avenue area (Chandler Court, Pollard Park, Griffin, Cary, Idlewood, portion Newport)

48	Owner-occupied dwelling units [46 single family owner - 73.1% of sf total]	46.6%
55	Renter-occupied dwelling units [17 single family renter - 27.0% of sf total]	53.4%

Rolfe Road

12	Owner-occupied sf dwelling units w/ Ludwell Apts.	9.2% (12/131)
1	Renter-occupied sf dwelling unit w/ Ludwell Apts.	0.7% (1/131)
118	Renter-occupied dwelling units (Ludwell Apts. – W&M)	90.1% (119/131)

12	Owner-occupied sf dwelling units w/out Ludwell Apts.	92.3% (12/13)
1	Renter-occupied sf dwelling unit w/out Ludwell Apts.	7.7% (1/13)

GOALS FOR THE DEVELOPMENT OF WILLIAMSBURG

The Williamsburg Planning Commission has prepared draft goals and objectives for the Comprehensive Plan Update. Listed below are the goals, as well as specific objectives that apply to the Jamestown Road Neighborhood Focus Area.

- I. Character of the City.** Protect and enhance Williamsburg's unique character - the historic area, college, entrance corridors, urban environment and open spaces.
 - A. Protect the character and integrity of the Colonial Williamsburg Historic Area, the historic campus of the College of William & Mary, and the City's historic neighborhoods and commercial areas.
 - C. Cooperate with the College of William & Mary to ensure that the improvement and expansion of facilities both on and near campus respects the character of the community and of the College.
 - E. Develop regulations, design standards and capital improvements to preserve and enhance the character of Williamsburg's urban environment.
- II. Economic Vitality.** Increase employment opportunities, income, business success, and City revenues by supporting and promoting the City's tourism base and other development and redevelopment opportunities.
 - F. Cooperate with the Colonial Williamsburg Foundation and the College of William & Mary to coordinate their land use planning and economic development efforts with the City's Comprehensive Plan.
- III. Neighborhoods and Housing.** Protect and enhance the quality of the City's residential neighborhoods, and encourage the provision of affordable housing for City residents.
 - B. Determine appropriate densities for new and infill residential development, taking into consideration the density and character of existing development, environmental constraints, and the capacity of existing and proposed transportation systems.
 - C. Encourage the construction of owner-occupied housing of varying types and densities, with a goal of having more than 50% of the City's housing stock owner-occupied.
 - D. Limit the construction of new multi-family dwellings to areas that are served by adequate public streets and by pedestrian, bicycle and public transportation facilities.
 - G. Use the property maintenance code and the rental inspection program to maintain and improve the quality of the City's neighborhoods.
 - H. Address demands for student-oriented housing, both on- and off-campus, in cooperation with the College of William & Mary.
- IV. Transportation.** Provide an effective transportation system which is compatible with the future land use plan, serves pedestrians, bicyclists and motorists, and promotes the expanded use of transit and rail.
 - A. Complete the City's major highway projects – Richmond Road between Brooks Street and New Hope Road, Treyburn Drive, and Ironbound Road between Richmond Road and Longhill Connector.
 - B. Incorporate traffic-calming measures in appropriate locations to minimize traffic impacts on the City's neighborhoods.
 - C. Improve and expand bicycle and pedestrian facilities as an important part of the transportation system, with special emphasis on filling in gaps to create an interconnected system.
- V. Public safety.** Ensure that City systems and facilities enable police, fire, emergency management and judicial operations to protect and serve City residents, visitors, businesses and historical assets.
- VI. Education and Human Services.** Address the educational, health, social, economic and workforce training needs of City families, youth, seniors and disabled citizens.
- VII. Recreation and Culture.** Add to the quality and availability of recreational and cultural facilities, and enhance recreational and cultural programming to meet the needs of the City families, youth and seniors.
- VIII. Environmental Services.** Ensure an adequate supply of clean, safe drinking water; protect environment through operation of effective storm water, wastewater and solid waste programs.
- IX. Implementation.** Implement the recommendations of the Comprehensive Plan by updating the City's zoning, subdivision and site plan controls, and by incorporating the Plan's recommendations into the Capital Improvement Program.

JAMESTOWN ROAD NEIGHBORHOOD FOCUS AREA

- SINGLE-FAMILY UNIT
- DUPLEX UNIT
- MULTI-FAMILY UNIT
- BED & BREAKFAST
- PUBLIC & SEMI PUBLIC
- WILLIAM & MARY

